

**Minutes  
Hurst City Council  
Work Session  
Tuesday, December 11, 2018**

On the 11<sup>th</sup> day of December 2018, at 4:00 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at Hurst Library, 901 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
David Booe	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Larry Kitchens	)	
Jon McKenzie	)	
Cathy Thompson	)	
Cindy Shepard	)	
Clay Caruthers	)	City Manager
Allan Heindel	)	Deputy City Manager
Matthew Boyle	)	City Attorney
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Michelle Lazo	)	Executive Director of Planning and Community Development
Steve Bowden	)	Executive Director of Economic Development
David Palla	)	Fire Chief
Malaika Marion Farmer	)	Executive Director of Administration and Customer Service
Gini Connolly	)	Director of Community Development and GIS Services

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

**I. Call to Order – Mayor Wilson called the meeting to order at 4:00 p.m.**

**Councilmembers discussed the work session items in the following order: X, II, III, Executive Session VI, IX, VIII, and IV.**

**II. Informational Items**

- Staff Update and Discussion of City Hall Phase II Renovation Project – Deputy City Manager Allan Heindel briefed Council on the Phase II renovation at City Hall to update the Council Chambers and hall, which is within budget. City Manager Caruthers also noted the Conference Center has two document imaging machines that can be used during a Council meeting if needed.
- Staff Update and Discussion of Garbage and Recycling Holiday Pickup and Schedule – Executive Director of Administration and Customer Service Malaika Marion Farmer

reviewed the holiday trash and recycling hours along with the new curb pickup service for Christmas trees.

- Staff Update and Discussion of May 2019 Elections and Schedule – City Manager Clay Caruthers noted the anticipated May bond election and Mayor Wilson noted a website front page link will be added to the website election page and that staff will advise on social media to visit the website as items are updated. Also noted was a January 15, 2019 Council Work Session to discuss communications and marketing.

City Manager Caruthers announced the fire department will implement a trial 48/96 on/off scheduling adjustment. He stated he originally had a few concerns and advised the Fire Chief it had to be a budget neutral change. He stated this is a trial and the Fire Chief can return to the original schedule at his discretion.

### **III. Discussion of Consent Agenda Item(s) 3, 4, 5, 6, 7 and 8**

Consider Ordinance 2399, second reading, amending certain sections of Chapter 3 of the Code of Ordinances regulating the sale of alcoholic beverages.

Consider Ordinance 2400, second reading, providing for increased prior and current service annuities under the act governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Hurst, and establishing an effective date for the ordinance.

Consider Ordinance 2401, second reading, regulating short-term rentals in Hurst.

Mayor Wilson noted a letter received stating opposition to short-term rentals and that if people asked to speak, the item would be pulled from the consent agenda.

Consider authorizing the city manager to enter into a Purchase Agreement with Axon Enterprise for police department conducted energy weapons (Tasers) and related equipment.

Consider authorizing the city manager to amend the Ground and Pole Lease Agreement with Crown Castle for telecommunication services.

City Manager Clay Caruthers stated there was a question regarding the tower height, which is sixty-feet, and that the lease amount is within market.

Consider authorizing the city manager to enter into an Agreement with Bureau Veritas for multi-family inspection services at 450 E. Hurst Boulevard, Dakota Apartments.

City Manager Caruthers reviewed the multi-family inspection ordinance and inspection limitations with current staff. He stated this would be the first time the City has hired a company to conduct inspections and would be considered a pilot program. He stated if this site project is successful, the service may be used for other problematic complexes. He stated staff is working on other innovations, including the possibility of cross training code and inspection officers.

**IV. Discussion of Agenda Item(s) 9, 10, 11 and 12**

Consider Resolution 1718 approving support for the proposed "Provision At Patriot Place" apartment home development.

Consider Resolution 1719 approving support for the proposed "Gala At Central Park" age restricted (55+) apartment home development.

Consider Resolution 1720 approving an Economic Development Program Agreement, and Earnest Money Contract and Purchase and Sale Agreement for Real Estate pursuant to Chapter 380 of the Texas Local Government Code with Gardner Capital Investment Fund, LLC.

Consider Resolution 1721 establishing a non-binding partnership with Gardner Capital to explore Economic Development Initiatives.

Mayor Wilson noted the Catalyst Plan is a living document developed with staff and developers' input. He stated Council can discuss future uses in a work session and noted the correlation of Mr. Palmer's plan and the Catalyst Plan. Mayor Wilson proposed presenting the Catalyst Plan, including the progress since implementation, during the Townhall Forum. He stated Mr. Palmer and his group presented plans at the last work session, and tonight is for Council discussion. In response to Councilmembers' questions, Mr. Palmer stated Resolution 1721, establishing a non-bind partnership was a good will statement, non-binding, for a joint commitment for quality investment in the city. He stated the Resolutions of support are required for their state pre-application in January. He stated the complete application is due in March and a lot of funds and time are necessary to complete the tax credit application process. He noted these credits are available due to the disaster declaration in Tarrant County, creating the opportunity for investment in these areas. Mr. Palmer stated if they are successful, he believes it will open the door for future development. Mr. Palmer reviewed the proposed Veterans and Senior Housing Projects noting Hurst has a history of pride in ownership and people want to age in Hurst. He stated the trends in other areas are mixed-use and destination developments. People will relocate to newer high energy locations and that businesses need synergy to succeed. Councilmember Booe noted a development he visited that had several uses in one building. Discussed was the trend for live, work and play developments for community interaction, to consider the entire City for redevelopment and the need for additional affordable senior housing. Councilmember Kitchens expressed interest in the Council having master planning discussions. He stated he has no problem with the proposed projects, but does have concerns for future development. Councilmember Kitchens indicated concern regarding the lack of time for discussion of these items, but also understood the time sensitivity. Councilmember Shepard questioned whether the Bedford-Eules Road affordable housing project and Palmer projects are similar. Mr. Palmer confirmed the apartments are of the same type and believes the complex will stimulate the redevelopment process. He stated the projects will take two to five years and a significant number of people, expense and time will be invested. Council discussed a January 5, 2019 work session to discuss future development.

**V. Discussion of Agenda Item(s) 13**

Consider authorizing the city manager to purchase replacement playground equipment for Smith Barfield Park.

**Work Session Item V was not discussed during work session.**

**VI. Discussion of Agenda Item(s) 14**

Consider authorizing the city manager to purchase EnerGov Software and a Maintenance Agreement with Tyler Technologies.

City Manager Caruthers briefed Council stating the current software is out of date and will no longer be supported. He stated the new software will collect and measure data, which can help with revitalization efforts. He stated the proposed project will be a year and half implementation.

**VII. Discussion of Agenda Item(s) 15 and 16**

Consider authorizing the city manager to enter into Design and Engineering Service Contracts for the new Animal Shelter and Adoption Center Project

Consider authorizing the city manager to enter into a Preconstruction Services Contract for the Animal Shelter and Adoption Center

**Work Session Item VII was not discussed during work session.**

**VIII. Discussion of Agenda Item(s) 17**

Consider authorizing the city manager to enter into Contracts for the City Hall Roof and Associated Repairs.

City Manager Caruthers briefed Council on the City Hall roof repairs, noting the roof will look the same and the windows and related repairs will be addressed.

**IX. Discussion of Agenda Item(s) 18**

Consider authorizing the city manager to award the bid, sign the contract documents, and give the notice to proceed to the successful bidder for the North Precinct Line Elevated Storage Tank 36" Riser Repairs.

Executive Director of Public Works Greg Dickens briefed Council on the tank riser leak and the need to request Council's authorization for the city manager to award the bid and proceed, before the bids are returned, due to the reliance upon the tank for water during the spring, summer and fall months.

**X. Discussion of Agenda Item(s) 19**

Consider appointments to board, committee and commissions.

Mayor Wilson reviewed proposed amendments to recent board, committee and commission appointments and recent vacancies.


**EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, Authorized by Tex. Government Code Section 551.071, Consultation with City Attorney to seek advice regarding Pending or Contemplated Litigation (water damage Hurstview Drive and Yucca Trail) and 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and to reconvene in Open Session at the conclusion of the Executive Session**

Mayor Wilson recessed the meeting at 4:52 p.m. to Executive Session in compliance with the provisions of the Texas Open Meetings Law, authorized by Texas Government Code Section 551.071, consultation with City Attorney to seek advice regarding pending or contemplated litigation (water damage Hurstview Drive and Yucca Trail) and 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and to reconvene in Open Session at 5:24 p.m.

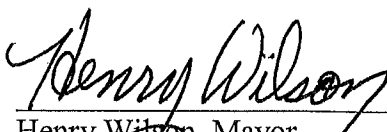
**XI. Adjournment – The meeting adjourned at 6:25 p.m.**

**APPROVED** this the 8<sup>th</sup> day of January 2019.

**ATTEST:**

  
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Rita Frick, City Secretary

**APPROVED:**

  
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Henry Wilson, Mayor